

16-166

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600065

Date of Tax Deed Application
Apr 15, 2016

This is to certify that **U.S. BANK AS CUST FOR MAGNOLIA**, holder of **Tax Sale Certificate Number 2014 / 6222**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **10-3539-526**

Cert Holder:
U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

Property Owner:
HARTMAN WILLIAM L JR &
HARTMAN CHERYL L 1/29TH INT
7998 E WALKER
OVID, MI 48866

LTS 61 62 & 63 LESS W 10 FT OF LT 63 GULF BEACH S/D PB 4 P 52 OR 4533 P 1969 OR 6348 P 992 SEC 14/26 Full legal attached.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/6222	10-3539-526	06-01-2014	1,350.03	67.50	1,417.53

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/6496	10-3539-526	06-01-2015	1,325.94	6.25	66.30	1,398.49

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,816.02
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1001.10
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	4,192.12

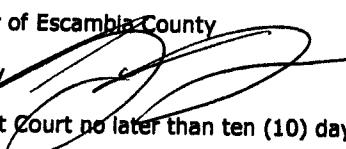
Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: August 1, 2016

By 

Jonathan Johnson

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

10-3539-526 2014

LTS 61 62 & 63 LESS W 10 FT OF LT 63 GULF BEACH S/D PB 4 P 52 OR 4533 P 1969 OR 6348 P 992 SEC 14/26/27/34/35 T3S R32W

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application
Number
1600065

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,
U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2014/ 6222	06-01-2014	LTS 61 62 & 63 LESS W 10 FT OF LT 63 GULF BEACH S/D PB 4 P 52 OR 4533 P 1969 OR 6348 P 992 SEC 14/26/27/34/35 T3S R32W

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above- mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

Applicant's Signature

04-15-2016

Date



Chris Jones Escambia County Property Appraiser

[Real Estate
Search](#)[Tangible Property
Search](#)[Sale
List](#)[Amendment 1/Portability
Calculations](#)[Back](#)← [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) →[Printer Friendly Version](#)**General Information**

Reference: 143S321028003002
Account: 103539526
Owners: HARTMAN WILLIAM L JR &
HARTMAN CHERYL L 1/29TH INT
Mail: 7998 E WALKER
OVID, MI 48866
Situs: 14795 PERDIDO KEY DR B-3 32507
Use Code: VACANT RESIDENTIAL
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$64,800	\$0	\$64,800	\$64,800
2014	\$79,631	\$0	\$79,631	\$79,631
2013	\$79,840	\$0	\$79,840	\$79,840

[Disclaimer](#)[Amendment 1/Portability Calculations](#)**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/2000	4533	1969	\$80,000	WD	View Instr
03/1986	2198	419	\$100	QC	View Instr
12/1985	2154	514	\$47,500	WD	View Instr
05/1983	1762	366	\$100	QC	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2015 Certified Roll Exemptions**Legal Description**

LTS 61 62 & 63 LESS W 10 FT OF LT 63 GULF
BEACH S/D PB 4 P 52 OR 4533 P 1969 OR 6348 P
992 SEC...

Extra Features

None

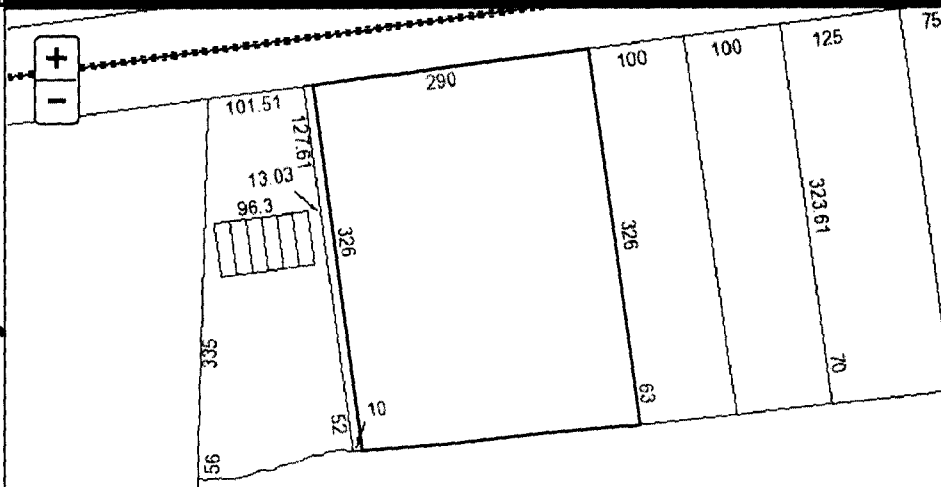
**Parcel
Information**[Launch Interactive Map](#)

**Section
Map Id:**
34-35-32

**Approx.
Acreage:**
2.6121

Zoned:
CC-PK

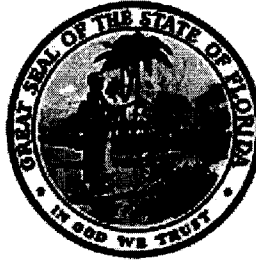
**Evacuation
& Flood
Information**
[Open Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)**Buildings**[Images](#)

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

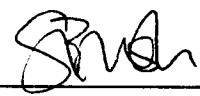
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 103539526 Certificate Number: 006222 of 2014**

Payor: William & Cheryl Hartman 7998 E WALKER OVID, MI 48866 Date 05/26/2016

Clerk's Check #	30400351	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$4,449.90
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	\$4,986.90 \$ 4398.00

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: 
 Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2014 TD 006222

Redeemed Date 05/26/2016

Name William & Cheryl Hartman 7998 E WALKER OVID, MI 48866

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$4,449.90
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

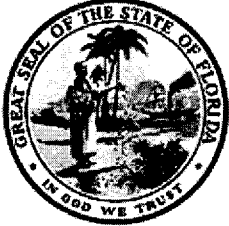
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 103539526 Certificate Number: 006222 of 2014

Redemption ☐ Yes ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/01/2016	Redemption Date 05/26/2016
Months	4	1
Tax Collector	\$4,192.12	\$4,192.12
Tax Collector Interest	\$251.53	\$62.88
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,449.90	\$4,261.25 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$27.00	\$6.75
Total Clerk	\$477.00	\$456.75 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$5,026.90	\$4,718.00
	Repayment Overpayment Refund Amount	\$308.90

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 3, 2016

US BANK AS CUST FOR MAGNOLIA
PO BOX 645290
CINCINNATI OH 45264

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

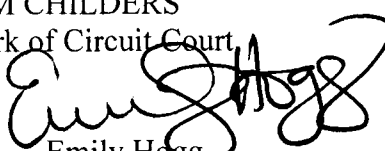
TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 005609	\$450.00	\$6.75	\$456.75
2014 TD 006222	\$450.00	\$6.75	\$456.75
2014 TD 000307	\$450.00	\$6.75	\$456.75
2014 TD 005940	\$450.00	\$6.75	\$456.75
2014 TD 005313	\$450.00	\$6.75	\$456.75

TOTAL 2283.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg

Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

16-166

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12683

May 10, 2016

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 05-09-1996, through 05-09-2016, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

William L. Hartman, Jr. and Cheryl L. Hartman, husband and wife, 1/29th interest

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

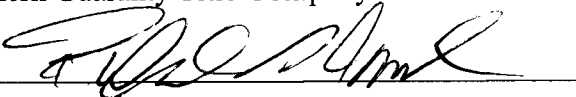
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

May 10, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12683

May 10, 2016

143S321028003002 - Full Legal Description

LTS 61 62 & 63 LESS W 10 FT OF LT 63 GULF BEACH S/D PB 4 P 52 OR 4533 P 1969 OR 6348 P 992 SEC
14/26/27/34/35 T3S R32W

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12683

May 10, 2016

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Taxes for the year 2013-2015 delinquent. The assessed value is \$64,800.00. Tax ID 10-3539-526.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-1-2016

TAX ACCOUNT NO.: 10-3539-526

CERTIFICATE NO.: 2014-6222

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

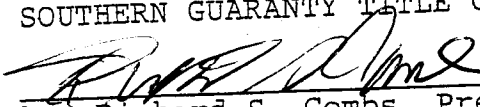
YES NO

- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521
- ☒ X Notify Escambia County, 190 Governmental Center, 32502
- ☒ X Homestead for tax year.

William L. Hartman, Jr.
Cheryl L. Hartman
7998 E. Walker
Ovid, MI 48866

Certified and delivered to Escambia County Tax Collector,
this 10th day of May, 2016.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

This Instrument Prepared by:

William E. Farrington, II

Return to: Wilson, Harrell, Smith, Boles & Farrington, PA

307 S. Palafox Street

Pensacola, FL 32501

WHS# 1.28609

DEED DOC STAMPS PD @ ESC CO \$ 560.00

03/14/00 ERNIE LEE WINGARD, CLERK

By: Ernie Lee Wingard

PARCEL ID# 14-3S-32-1001-013-061

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **ORREN H. OTIS**, a married man, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and warrant unto **WILLIAM L. HARTMAN, JR. and CHERYL L. HARTMAN**, husband and wife, whose address is: 7998 E. Walker, Ovid, Michigan 48866, Grantees, Grantees' heirs, executors, administrators and assigns, forever, the following described property, situated in the County of ESCAMBIA, State of Florida to-wit:

**** See Attached ****

The above described property is not the Constitutional Homestead of the Grantor, he resides in Belton, South Carolina.

And the Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of March, 2000.

Signed, Sealed and delivered in the presence of:

Sign: Lottie Rainey
Print: Lottie Rainey

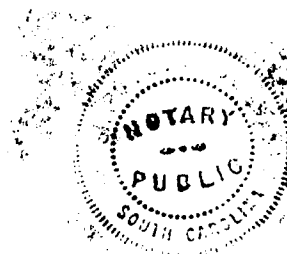
Orren H. Otis (SEAL)
ORREN H. OTIS

Sign: Teresa Harris
Print: Teresa Harris

____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Anderson

Acknowledged before me this 9th day of March, 2000, personally appeared Orren H. Otis, who is personally known to me or who produced known as identification and who did not take an oath.



Sign: Sharon Clinkscale
Print: Sharon Clinkscale
NOTARY PUBLIC

My Commission Expires April 15, 2006
My Commission Number: _____

EXHIBIT "A"

UNIT B-3, COMPASS POINT, A PORTION OF LOTS 61, 62, 63 GULF BEACH
SUBDIVISION, LYING AND BEING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 32
WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 4, PAGE 52 OF
OFFICIAL RECORDS OF SAID COUNTY.

RCD Mar 14, 2000 12:18 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-714522

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

**JAMES A. BYINGTON
and DEBRA J. BYINGTON, ET AL.,**

Plaintiffs.

v.

CASE NO. 2006-CA-000088

JULIUS D. ("BUTCH") SHIVERS, III,

Defendant.

**FINAL JUDGMENT OF PARTITION AS TO THE WESTERN TEN FEET OF
LOTS 61, 62, and 63 OF GULF BEACH SUBDIVISION**

This action having come before the Court on the Defendant's Motion for Partial Summary Judgment and Stipulation by counsel for the Plaintiffs, and pursuant to the Court's previous Final Order of Partition with Respect to Claims of Defendant, and the Court having considered the pleadings and on the stipulations of counsel, it is:

ORDERED AND ADJUDGED that:

1. The Compass Point Condominium was terminated on December 21, 2005, pursuant to the Notice of Termination recorded in the official records of Escambia County, Florida, at OR Book 5803, page 1538, thus initially giving each unit owner a 1/30 ownership interest of the property described as Lots 61, 62, and 63 of GULF BEACH SUBDIVISION, according to the Plat of said subdivision recorded in Plat Book 4 at Page 52 of the public records of Escambia County, Florida, as tenants in common. However, the Court determines that Defendant Shivers' 1/30 interest in the above-described property is on the western ten (10) feet of Lot 63 to the exclusion of all other parties.

2. The property described as Lots 61, 62, and 63 of GULF BEACH SUBDIVISION, according to the Plat of said subdivision recorded in Plat Book 4 at Page

Case: 2006 CA 000088

00061166630

Dkt: CA1036 Pg#:

5

94

52 of the public records of Escambia County, Florida is not divisible in kind except as to the western ten (10) feet of Lot 63.

3. Lot 63 of GULF BEACH SUBDIVISION according to the Plat of said subdivision recorded in Plat Book 4 at Page 52 of the public records of Escambia County, Florida, is divisible in kind as to its western ten (10) feet, and as such the western 10 feet of Lot 63 is partitioned from the remainder of the property.

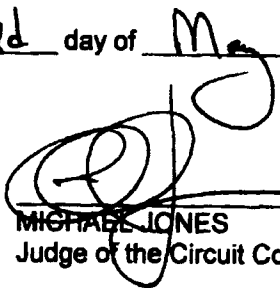
4. The property described on Exhibit "A" attached hereto is allotted to Julius D. Shivers, III, in fee simple, and he is vested with title to such property together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining. Julius D. Shivers owns and holds such property absolutely free and clear from any and all claims of any of the Plaintiffs, and any such interest that Plaintiffs may have held in such property is hereby extinguished. The property described on Exhibit "A" shall take with it one unit of residential density, including the vested traffic concurrency for one unit.

5. The property described on Exhibit "B" attached hereto remains owned by the Plaintiffs as tenants in common in equal 1/29 shares together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining. All of the Plaintiffs' shares of the property described on Exhibit "B" will be owned and held absolutely free and clear from any and all claims of the Defendant Julius D. Shivers, and any such interest that Defendant Shivers may have held in such property is extinguished.

6. The Court further finds that the property described on Exhibit "B" is not subject to partition in kind without prejudice to the remaining owners.

7. This Final Judgment is intended to be final as to all counterclaims and defenses to the partition raised by Defendant Shivers against the Plaintiffs, as well as effect the transfer of title of the western most ten (10) feet of Lot 63, Gulf Beach Subdivision to Defendant Shivers. The Court, however, does reserve jurisdiction to make determinations regarding attorney fees and costs to all parties pursuant to Section 64.081, Florida Statutes.

DONE AND ORDERED this 2d day of May, 2008, in Chambers in Escambia County, Florida.


MICHAEL JONES
Judge of the Circuit Court

Conformed Copies to:

- ✓ Jesse W. Rigby, Esquire
- ✓ John P. Townsend, Esquire
- ✓ J. Scott Duncan, Esquire
- ✓ Sally Bussell Fox, Esquire

05-08-08 



Certified to be a true copy
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By:  D.C.
Date: 7/03/08

EXHIBIT "A"

THE WEST 10.00 FEET OF LOT 63, GULF BEACH SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY FLORIDA, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, AT PAGE 52 OF THE PUBLIC RECORDS OF SAID COUNTY.

EXHIBIT "B"

LOTS 61, 62, & 63, GULF BEACH SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY FLORIDA, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, AT PAGE 52 OF THE PUBLIC RECORDS OF SAID COUNTY;

LESS AND EXCEPT

THE WEST 10.00 FEET OF LOT 63, GULF BEACH SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY FLORIDA, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, AT PAGE 52 OF THE PUBLIC RECORDS OF SAID COUNTY.